PLANNED RESIDENTIAL DEVELOPMENT (PRD) DENSITY FORMULA

A. The residential density of a PRD subdivision development is permitted to contain more dwelling units than the number of dwelling units permitted if the site were developed as a conventional subdivision.

B. The number of residential dwellings permitted on a parcel to be developed as a PRD subdivision development shall be based on the following formula[1] (rounded to the nearest whole number):

{ { TA - (PR + OP + CNA) } / Z } / DBF = PD

Where:

TA = The total acreage of the proposed development area, excluding all acreage in existing road and other public right-of-ways.

PR = The assumed roadway acres necessary to develop the site as a conventional subdivision. This figure will represent ten (10) percent of total acreage of the proposed development area, excluding any existing road right-of-way.

OP = The acreage required by the Portage County Subdivision Regulations for open space. This figure will represent five (5) percent of total acreage of the proposed development area, excluding acreage calculated for PR. This figure is only used on lots of twenty (20) acres or more in size.

CNA = The total acreage of the site comprised of the following Critical Natural Area characteristics and features: steep slopes of eighteen (18) percent or more; permanent bodies of water to include lakes, ponds, rivers, streams, etc.; wetlands, floodplains and areas of the site determined to contain threatened and/or endangered animal and plant species.

Z = The minimum lot area acreage required for the proposed types of dwelling units in the corresponding zoning district.

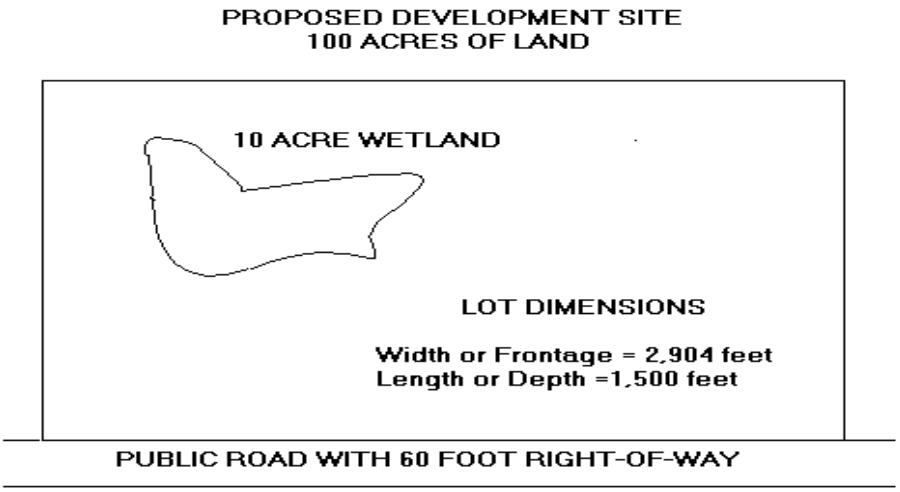
DBF = The Density Bonus Factor applied to increase the base density. The following values shall be used to represent the " DBF " value in each of the Zoning Districts.

O-C District = 0.90	R-R District = 0.90	R-1 District = 0.50
R-2 District = 0.60	R-3 District = 0.90	R-4 District = 1.00
	T-C District = 0.90	

[1] In the event an applicant disagrees with the results of the formula, the applicant may present a yield plan. The yield plan shall graphically show the proposed site developed in accordance with the conventional zoning requirements of the zoning district the property is located in. In addition, the yield plan shall identify all of the critical natural areas of the site in order for the Board of Zoning Appeals to determine the appropriate number of buildable lots associated with the site.

PD = The maximum number of residential dwelling units permitted in the PRD subdivision development.

EXAMPLE USING DENSITY FORMULA



00 ACRE SITE LOCATED IN A R-3 ZONING DISTRICT

{ { TA - (PR + OP + CNA) } / Z } / DBF = PD

Where:

TA = 100 acres - (existing road r-o-w)
= 100 acres - (2,904 feet x 30 feet)
= 100 acres - (87,120 square feet)
= 100 acres - (87, 120 sq.ft. / 43,560 sq.ft.)
= 100 acres - 2 acres
= 98 acres

PR = TA x 10%
= 98 acres x 10%
= 9.8 acres

OP = (TA - PR) x 5%
= (98 acres - 9.8 acres) x 5%
= 88.2 x 5%
= 4.4 acres

CNA = (wetlands + …)
CNA = 10 acres

Z = 1 dwelling unit per ½ acre or .5

DBF = .90

{ { 98 - **(** 9.8 + 4.4 + 10 **) }** / .5 **}** / .90 = PD

{ { 98 - 24.2 **}** / .5 **}** / .90 = PD

{ 73.8 / .5 **}** / .90 = PD

147.6 / .90 = PD

164 = PD